



The Planning Inspectorate

The Planning Inspectorate
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Mr James Cann
Planning Direct
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Princes Street
Ipswich
IP1 1SB

Your Ref:
Our Ref: S62A/22/0005
Attachments:
Date: 19 May 2023

Dear Mr Cann

**Town and Country Planning Act 1990 (Section 62A Applications)
Full planning application proposing the erection of 15 new dwellings
at
Canfield Moat, High Cross Lane West, Little Canfield, Dunmow, Essex, CM6
1TD**

I write with regard to the above application made under s62A of the TCPA directly to the Planning Inspectorate. The most recent consultation period for this application ended on 15 May. Any additional consultation responses and third party comments have been published on the gov.uk website [Section 62A Planning Application: S62A/22/0005 Canfield Moat, High Cross Lane West, Little Canfield, Dunmow, Essex, CM6 1TD - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/section-62a-planning-application-s62a-22-0005-canfield-moat-high-cross-lane-west-little-canfield-dunmow-essex-cm6-1td)

Under s76D of the TCPA – Deciding applications made under s62A of the TCPA, Inspector S Hunt BA (Hons), MA, MRTPI, has been appointed by the Secretary of State (through the Planning Inspectorate) to determine the application.

Following a procedural review the Planning Inspectorate has determined that the application will be determined under the Written Representation procedure. This is because it is neither of a significant scale, nor does it raise issues which cannot be clearly understood from the written submissions.

As such, under S.I. 2013/2140 The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013, s22 – Hearings etc, the person appointed under s76D above, will consider the application on the basis of representations in writing (22(b)). As per footnote 12, this will follow The Town and Country Planning (Section 62A Applications) (Written Representations and Miscellaneous Provisions) Regulations 2013 (S.I. 2013/2142) which make provision in relation to applications considered on the basis of written representations.

A site visit will take place in advance of the application being determined. The Inspector intends to undertake this at around 2.30pm on 20 June. Please can the

applicant confirm if it will be necessary for access to be given on the day and if so confirm that arrangements have been put in place. Please note the Inspector will not be in a position to discuss the application on the day of the site visit and will conduct the visit alone once any access has been given.

A copy of this letter will be sent to Uttlesford District Council.

Yours sincerely,

Leanne Palmer

Inquiries and Major Casework Team